

August 17, 2006

**CEQA Initial Study - Environmental Checklist Form**  
(Based on the State CEQA Guidelines, Appendix G Rev. 10/04)

1. Project Number(s)/Environmental Log Number/Title:

POD 05-033/ER 06-01-001/An ordinance amending the County Code to clarify definitions and procedures to make them consistent with State codes and past/present ordinance interpretations.

2. Lead agency name and address:

County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, CA 92123-1666

3. a. Contact: Jeff Murphy  
b. Phone number: (858) 694-3730  
c. E-mail: Jeff.Murphy@sdcounty.ca.gov

4. Project location:

The unincorporated area of the County of San Diego.

5. Project sponsor's name and address:

San Diego County  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, CA 92123-1666

6. General Plan Designation

Community Plan:	All Community and Subregional Plans
Land Use Designation:	All Land Use Designations

7. Zoning

Use Regulation:	Not Applicable
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8. Description of project *(Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation):*

The project proposes to amend the County of San Diego's Subdivision Ordinance and Resource Protection Ordinance to resolve inconsistencies and/or to clarify implementation issues within these regulations. The proposed amendments are described in greater detail below.

### **Amendment to the Subdivision Ordinance**

The Subdivision Ordinance is found in Division 1 (Subdivision of Land) of Title 8 (Zoning and Land Use Regulations) of the San Diego County Code. The Subdivision Ordinance provides regulations for the design and processing of divisions of land within the unincorporated area of the County of San Diego. The proposed amendments are included in the attached annotated draft Ordinance and are summarized as follows (the annotation provides staff's rationale for the proposed changes):

- Update requirements covering condominium conversions (Section 81.110(b)(2)) to refer to current building codes and eliminate reference to obsolete and irrelevant codes.
- Add conditions to Sections 81.402(a) and 81.703(a) that allows private road access to minor and major subdivisions in urban development areas when a connection to a public road is infeasible.
- Add requirements to Sections 81.402 and 81.703 that minor and major subdivisions in urban development areas analyze the feasibility of extending onsite public streets to the boundary of the property in order to provide connectivity for future development.
- Add requirements to Sections 81.402 and 81.703 that allow a Permanent Road Division (PRD) Zone in order to provide a mechanism to ensure on-going funding for the maintenance of private roads.
- Add requirements to Sections 81.403 and 81.706 clarifying that the subdivider is responsible for extending off-site public water supply infrastructure that will serve a major subdivision.
- Revise Procedures for Approval of Adjustment Plats (Section 81.902) to make the application review period consistent with other discretionary applications, add procedures regarding conditional approvals, and requiring recordation of a certificate of compliance when involving a single ownership.

### **Amendment to the Resource Protection Ordinance**

The Resource Protection Ordinance (RPO) was adopted by Ordinance 7968 and became effective on October 10, 1991. It has subsequently been amended by Ordinances 773, 7685, and 7631 (New Series). RPO is intended to protect sensitive lands (consisting of wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites) and prevent their degradation and loss while preserving the ability of affected property owners to make reasonable use of their land.

The proposed amendments to RPO include revisions to resolve inconsistencies and clarify current and past interpretations. The proposed amendments are included in the attached annotated draft Ordinance and are summarized as follows (the annotation provides staff's rational for the proposed changes):

- Amend Title 8 of the San Diego County Code to include Chapter 6 – Resource Protection Ordinance to make the RPO part of the regulatory code (as opposed to a stand alone ordinance).
- Add a definition of “Feasible” (Sec. 86.602(e)) to support new language added to the “Wetland” definition (Sec 86.602(q)).
- Clarify the definition of “Significant Prehistoric or Historic Sites” (Sec. 86.602(o)) to be consistent with its past and present interpretation of the existing definition.
- Clarify the definition of “Wetland” (Sec 86.602(q)) to clarify the wetland attribute related to evidence of hydrological events. The definition was also amended to identify certain lands that meet the criteria of a wetland under the definition, but because of certain mitigating factors will not be subject to the development restrictions’ under RPO. Such lands include (1) minor areas of hydrophytic vegetation created as a result of manmade features (e.g. ditches and culverts), provided there is minimal or no biological value, if geographically isolated; (2) wetlands that have been degraded by past legal land disturbance activities and do not have significant populations of wetland dependent sensitive species; and, (3) wetlands that would not exist under natural conditions, but are a result of, and sustained by, an artificial transient water source (e.g. agricultural irrigation runoff) that is known not to be continued. It must be noted that activities on lands not constituting "Wetlands" because of these allowances may still be subject to mitigation, avoidance and permitting requirements pursuant to the California Environmental Quality Act or other applicable County, state and federal regulations.
- Revise permitted uses and development criteria for wetlands (Sec 86.604(a)), Part 1) to allow for access through wetlands when other alternatives are not feasible and impacts are minimized and mitigated, allow for wetland

enhancement and vegetation management, permit existing uses that will not result in additional impacts to wetlands, and to require a net increase in wetlands when any direct impacts are proposed. These revisions will also apply to wetlands buffer areas for which RPO permits all the uses permitted in wetland areas.

- Revise permitted uses and development criteria for wetland buffer areas to clarify that access paths are trails (Sec 86.604 (b)).
- Clarify the exemptions of agricultural operations (Sec 86.605(j)).
- Revise and strengthen the enforcement (86.606) of the ordinance.

### **Summary of Physical Changes**

The majority of the proposed amendments are simply clarifications and/or codifications of regulations and policies that are already implemented by the County of San Diego. As a result, the proposed project would result in minimal new changes to the physical environment. Only a few of the proposed amendments may result in new physical changes that would not otherwise occur without the proposed project. These changes are summarized as follows:

- The revised definition of “wetlands” will allow for some manmade aquatic features with minimal biological value, previously protected by RPO, to be disturbed.
- The revised permitted uses and development criteria for wetlands will allow for new disturbances from access, which were previously prohibited, to wetlands and wetland buffers. However, these permitted uses will only be allowed when alternatives that would result in less impact are demonstrated to be infeasible and when impacts to wetlands are minimized and mitigated.

Because physical changes resulting from the proposed project would be limited to the above issues, the following evaluation of environmental impacts focuses primarily on these issues.

9. Surrounding land uses and setting (Briefly describe the project’s surroundings):

The unincorporated area of San Diego County is bordered on the west by several incorporated cities, to the east by Imperial County, to the north by Orange and Riverside Counties, and to the south by Mexico. The County terrain varies from west to east, sloping up from the ocean, transitioning to rolling hills and the steep mountains that lead to flat and gently sloping deserts.

The County is a generally semi-arid environment and supports a wide range of habitats and biological communities. These habitats and communities range from grasslands to shrublands to coniferous forests. Additionally, these habitats and

communities vary greatly depending on the ecoregion, soils and substrate, elevation and topography.

The urban areas of the County are predominantly in the west, either surrounding the City of San Diego, or interspersed between the City of San Diego and the cities in Orange and Riverside Counties. Further east, the land is less developed, with the largest developed area in the eastern portion of the County being the community of Borrego Springs. The eastern portion of the County is unincorporated and mostly undeveloped. The areas that have been developed in the eastern portion of the County have been predominantly developed in a rural fashion, with large lot sizes, agricultural or related uses, and have limited infrastructure and service availability.

The County is serviced by the Interstates 5, 15, 163, and 805 that all run north and south throughout the western portion of the County and Interstate 8 that runs east and west throughout the southern portion of the County. Additionally, the County is serviced by State Highways 76, 78 and 94 that all run east and west across the County and State Highways 67 and 79 that run north and south through the western and eastern sides of the County, respectively.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

None

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> <a href="#">Aesthetics</a>                      | <input type="checkbox"/> <a href="#">Agriculture Resources</a>              | <input type="checkbox"/> <a href="#">Air Quality</a>              |
| <input type="checkbox"/> <a href="#">Biological Resources</a>            | <input type="checkbox"/> <a href="#">Cultural Resources</a>                 | <input type="checkbox"/> <a href="#">Geology &amp; Soils</a>      |
| <input type="checkbox"/> <a href="#">Hazards &amp; Haz. Materials</a>    | <input type="checkbox"/> <a href="#">Hydrology &amp; Water Quality</a>      | <input type="checkbox"/> <a href="#">Land Use &amp; Planning</a>  |
| <input type="checkbox"/> <a href="#">Mineral Resources</a>               | <input type="checkbox"/> <a href="#">Noise</a>                              | <input type="checkbox"/> <a href="#">Population &amp; Housing</a> |
| <input type="checkbox"/> <a href="#">Public Services</a>                 | <input type="checkbox"/> <a href="#">Recreation</a>                         | <input type="checkbox"/> <a href="#">Transportation/Traffic</a>   |
| <input type="checkbox"/> <a href="#">Utilities &amp; Service Systems</a> | <input type="checkbox"/> <a href="#">Mandatory Findings of Significance</a> |   |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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Signature

Jeff Murphy

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Printed Name

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Date

Chief, Land Use

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Title

**INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS**

- i) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- ii) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- iii) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- iv) “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- v) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- vi) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- vii) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance

**I. AESTHETICS** -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

## Discussion/Explanation:

Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways or County designated visual resources. The proposed project may result in some minor disturbances to wetlands and wetland buffers. In some cases, these resources may contribute to the value of a viewshed. However, they are seldom the focal point of a scenic vista. In addition, the proposed project includes regulations that will ensure that disturbances are minimal. As a result, the proposed project would not result in a substantial adverse effect to a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

## Discussion/Explanation:

State scenic highways refer to those highways that are officially designated. A scenic highway is officially designated as a State scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation for scenic highway approval, and receives notification from Caltrans that the highway has been designated as an official Scenic Highway. The proposed project may result in some minor disturbances to wetlands and wetland buffers. In some cases, these resources may be considered scenic resources that are visible from a state scenic highway. However, the proposed project includes regulations that will ensure that disturbances are minimal. Because wetland and wetland buffers are not often located in prominent locations (they lie below grade often in highly vegetated areas) and views of these areas by travelers of state scenic highway are limited, disturbance that may result from the proposed project would often be barely perceptible. Therefore, the proposed project would not substantially damage scenic resources within a state scenic highway.



- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The proposed project may result in some minor disturbances to wetland and wetland buffers in order to provide access to proposed projects. The proposed project includes regulations that will ensure that disturbances are minimal. Because such disturbance would be for access, they would also commonly occur in areas that are or will be developed. Roads are a common occurrence throughout the County of San Diego, even in areas that are not developed. Therefore, their presence would not be unexpected for most viewers and they have minimal affect on visual character. Thus, the proposed project would not substantially degrade the existing visual character or quality.

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The project does not propose any use of outdoor lighting or building materials with highly reflective properties such as highly reflective glass or high-gloss surface colors. Therefore, the project will not create any new sources of light pollution that could contribute to skyglow, light trespass or glare and adversely affect day or nighttime views in area.

**II. AGRICULTURE RESOURCES** -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance Farmland), as shown on the maps prepared pursuant to the

Farmland Mapping and Monitoring Program of the California Resources Agency,  
to non-agricultural use?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project does not involve amendments to ordinances relating to lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance, and Farmland of Local Importance. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance would be converted to a non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project does not involve amendments to ordinances relating to agricultural zoning or Williamson Act Contracts. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project does not involve amendments to ordinances relating to the conversion of Farmland to non-agricultural use. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance would be converted to a non-agricultural use.

**III. AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project consists of ordinance amendments and would not result in any emissions of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board. Therefore, the project would not conflict or obstruct with the implementation of the RAQS nor the SIP on a project or cumulative level.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Air Pollution Control District (SDAPCD) has established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. For CEQA purposes, these screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the CEQA Air Quality Handbook for the South Coast Air Basin (SCAB), which has stricter standards for emissions of ROCs/VOCs than San Diego's, is appropriate. However, the eastern portions of the county have atmospheric conditions that are characteristic of the Southeast Desert Air Basin (SEDAB). SEDAB is not classified as an extreme non-attainment area for ozone and therefore has a less restrictive screening-level. Projects located in the eastern portions of the County can use the SEDAB screening-level threshold for VOCs.

The proposed project consists of ordinance amendments and does not propose any operation or activity that has the potential to emit air pollution. No increase in vehicular trips is anticipated as a result of the project. Further, there are no substantial grading operations associated with the construction of the project. As such, the project will not

violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone ( $O_3$ ). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns ( $PM_{10}$ ) under the CAAQS.  $O_3$  is formed when volatile organic compounds (VOCs) and nitrogen oxides ( $NO_x$ ) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of  $PM_{10}$  in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

The proposed project consists of ordinance amendments and does not propose any construction and/or operation that have the potential to emit any criteria air pollutants. No increase in vehicular trips is anticipated as a result of the project. Further, there are no substantial grading operations associated with the construction of the project. As such, the project will not result in the in a cumulatively considerable net increase of  $PM_{10}$ , or any  $O_3$  precursors.

- d) Expose sensitive receptors to substantial pollutant concentrations?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12<sup>th</sup> Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. As previously stated, the proposed project consists of ordinance amendments and no emissions of air pollutants are associated with the project. As

such, the project will not expose sensitive populations to excessive levels of air pollutants.

e) Create objectionable odors affecting a substantial number of people?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project consists of ordinance amendments that do not involve potential sources of objectionable odors. As such, no impact from odors is anticipated.

**IV. BIOLOGICAL RESOURCES** -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The proposed project may result in disturbance to wetlands and wetland buffers. A number of sensitive plant and animal species may occur in wetland and wetland buffers and/or use these areas as habitat (listed on the County's Comprehensive Matrix of Sensitive Species). Therefore, disturbance to these area may result in adverse effects directly or through habitat modifications. However, the proposed project includes ordinance language that would only allow disturbance to wetlands and wetland buffers when sensitive species are not substantially adversely affected. This finding must be made prior to any disturbance being allowing. To support the finding, biological surveys of the area to be disturbed would be required. If sensitive species occur or have the potential to occur in the area to be disturbed, conditions would be placed on the project to ensure that no substantial adverse effects occurred. Such conditions could include, but are not limited to: relocating the proposed disturbance, scheduling the disturbance activities for a time of year that has the least impact, conducting pre-construction surveys to ensure that no sensitive species are present, and restoration of areas temporarily impacts during construction. In addition, the proposed project requires that any wetland habitat impacted by the proposed project be mitigated at a minimum ratio of 3:1 that results in a net increase in wetland habitat. As a result, the proposed project would not result in substantial adverse effects, either directly or through habitat modifications, to species identified as a candidate, sensitive, or special status species in

local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The proposed project may result in disturbance to wetlands and wetland buffers, which are considered riparian habitats and sensitive natural communities. However, the proposed project includes ordinance language that would require that steps are taken to minimize impacts to these resources and any resulting impacts are mitigated. The proposed ordinance amendment would require that disturbance to wetlands and wetland buffers only occur when:

- There is no other feasible alternative that avoids the wetland;
- The crossings are limited to the minimum number feasible;
- The crossing is located where it will cause the least impact to environmental resources, minimizes impacts to sensitive species, and does not impede wildlife movement;
- The least-damaging crossing design is utilized (crossing widths shall be the minimum feasible and wetlands shall be bridged where feasible);
- The least-damaging construction methods are utilized; and,
- The land owner allows the crossing to serve adjoining properties where feasible.

Furthermore, the proposed ordinance amendments require that there is no net loss of wetlands and any impacts to wetlands be mitigated at a minimum ratio of 3:1 (3 acres of wetland creation, restoration, or enhancement, to every 1 acre impacted).

Additional mitigation may be imposed by the County beyond that required by the proposed RPO revisions pursuant to other County regulations and CEQA. Issues such as impacts to specific sensitive species, impacts to preserve design, effects on wildlife corridors, and other issues that may require mitigation beyond compensatory habitat creation, restoration, or enhancement, would be mitigated in this manner. Additionally, the RPO requires wetland buffers be provided to protect the environmental and functional values of the wetland. As a result of the restrictions and mitigation provided

within the proposed ordinance amendments, the proposed project would not result in a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service.

It should also be noted that the Resource Protection Ordinance is generally more restrictive than other regulations with regards to wetlands impacts. Even with the proposed revisions, the RPO is still more restrictive on allowed uses than regulations imposed by the Regional Water Quality Control Board (Clean Water Act Section 401 permits), Army Corps of Engineers (Clean Water Act Section 404 permits), California Department of Fish and Game, or the protections required under the Multiple Species Conservation Plan (MSCP) or Biological Mitigation Ordinance (BMP). For example, while the RPO would only allow impacts related to access, science, and habitat management, the regulations implemented by these other agencies provide no such restrictions to uses that are allowed in wetlands.

It should also be noted that in addition to the requirements outlined in RPO, projects with wetland habitats must avoid, minimize and/or mitigate impacts as required under the BMO, MSCP, State and Federal Endangered Species Act and appropriate permits must be secured from other regulating agencies (401, 404 and 1603 permits) before any development on affected lands can commence.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ Potentially Significant Impact

☒ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

As discussed under question IV.b above, the proposed project may result in disturbance to wetlands and wetland buffers, which commonly fall under federal protection pursuant to Section 404 of the Clean Water Act. However, the proposed project includes ordinance language that would require that steps are taken to minimize impacts to these resources and to mitigate any resulting impacts. Furthermore, applicants proposing disturbance of such resources would still be required to comply with Section 404 of the Clean Water Act, which typically requires obtaining a permit from the Army Corps of Engineers and a Water Quality Certification from the Regional Water Quality Control Board pursuant to Section 401 of the Clean Water Act. Under these regulations, which provide the federal and state guidance for permitting impacts to waters of the U.S. or state, the Army Corps of Engineers and Regional Water Quality Control Board may impose additional restrictions and mitigation beyond what is required by the County. Prior to issuing permits for grading or construction activities that may result in impacts to these resources, the County requires that applicants obtain the necessary permits from

the Army Corps of Engineers and Regional Water Quality Control Board (as well as the California Department of Fish and Game). Therefore, the proposed project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The proposed project would allow for the development of access roads through wetlands and wetland buffers, only when impacts to the environment are minimized. Most access roads in the County consist of one to four travel lanes and do not pose a substantial impediment to wildlife species. Waterways are commonly bridged so that no impediment to the movement of fish and other wildlife occurs. Nevertheless, as discussed under questions IV.a and b above, in order for the disturbance of wetlands and/or buffers to occur, it must be demonstrated that impacts have been minimized. This will commonly require biological surveys and preparation of a biological technical report. If it is determined that the proposed disturbance may interfere with the movement of fish or wildlife species, conditions will be required to avoid such impacts. Such conditions could include but may not be limited to relocation or reconfiguration of the proposed disturbance or construction of wildlife passages or tunnels. Therefore, the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed ordinance amendments are consistent with the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Habitat Loss Permit (HLP), Storm Water Ordinance, and the unaffected portions of the Resource Protection Ordinance (RPO). None of these ordinances (with the exception of the current RPO



language) prohibit the disturbance of wetlands or wetland buffers for the purposes of access. Additionally, consistent with the other ordinances, the proposed amendments to RPO will require that impacts area minimized and mitigated.

**V. CULTURAL RESOURCES** -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The proposed ordinance amendments would not result in additional adverse changes to historical resources. The proposed amendments include a revision to the RPO definition of "significant prehistoric or historic sites"; however, the revision is for the purposes of clarification and would not result in a change in RPO implementation. With the proposed amendments, language with potential broad interpretations for what constitutes a significant prehistoric or historic site is removed and replaced with more accurately descriptive phrases of what has been considered a resource by the County. Key to this clarification is to remove inconsistent or vague language that is difficult to interpret and replace it with language that makes it clearer that an RPO site should demonstrate a level of significance that is higher than that of a CEQA significant site.

CEQA Sections 21083.2 (Archaeological Resources) and 15064.5 (Determining the Significance of Impacts on Historical and Unique Archeological Resources) currently specify preservation/mitigation requirements for archaeological resources. With the proposed clarification language, only a subset of CEQA significant sites will meet the more stringent definition of an RPO significant site. The proposed changes are intended to clarify the County's past and current interpretation of the ordinance section and no substantial adverse change in the significance of a historical resource would occur.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed ordinance amendments would not result in additional disturbance to archaeological resources. The proposed amendments include a revision to the RPO definition of "significant prehistoric or historic sites", however, the revision is for the

purposes of clarification and would not result in a change in RPO implementation. Therefore, no substantial adverse change in the significance of a archaeological resource would occur.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project does not include any ordinance amendments related to unique paleontological resources or sites or unique geologic features and would not result in increase potential for impacts to such resources to occur.

- d) Disturb any human remains, including those interred outside of formal cemeteries?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project does not include any ordinance amendments related to buried human remains and would not result in increase potential for impacts to such resources to occur.

**VI. GEOLOGY AND SOILS** -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?  
Refer to Division of Mines and Geology Special Publication 42.

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project does not include any ordinance amendments related to earthquake faults and would not result in increase exposure of people or structures to earthquake faults.

ii. Strong seismic ground shaking?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The Uniform Building Code (UBC) and the California Building Code (CBC) classifies all San Diego County with the highest seismic zone criteria, Zone 4. However, The proposed project does not include any ordinance amendments related to seismic activity and would not result in increase exposure of people or structures to strong seismic ground shaking. In addition, development in the County must conform to the Seismic Requirements -- Chapter 16 Section 162- *Earthquake Design* as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Therefore, there will be no impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking as a result of this project.

iii. Seismic-related ground failure, including liquefaction?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project does not include any ordinance amendments related to seismic-related ground failure and would not result in increase exposure of people or structures to seismic-related ground failure.

iv. Landslides?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project does not include any ordinance amendments related to landslides and would not result in increase exposure of people or structures to landslides.

b) Result in substantial soil erosion or the loss of topsoil?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project may result in some site disturbance and grading for the construction of access roads. However, the resulting disturbance would not be substantially greater than what would occur without the proposed project. In addition, development projects are required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Due to these factors, the project will not result in substantial soil erosion or the loss of topsoil.

c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project does not include any ordinance amendments related to geological formations that are unstable or would potentially become unstable. Nor would it result in increase exposure of people or structures to such hazards. For further information refer to VI Geology and Soils, Question a., i-iv listed above.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project does not include any ordinance amendments related to expansive soils and would not result in increase exposure of people or structures to expansive soils.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project consists of ordinance amendments unrelated to septic tanks and alternative wastewater disposal systems. The project does not propose any septic tanks or alternative wastewater disposal systems.

**VII. HAZARDS AND HAZARDOUS MATERIALS** -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporation | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project would not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor does it include ordinance amendments related to Hazardous Substances.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project does not consist of containing, handling, or storing any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The project does not propose the handling, storage, or transport of hazardous materials. Therefore, the project will not have any effect on an existing or proposed school.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project does not involve ordinances related to sites listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5. Nor would it result in increase exposure of the public or the environment to such sites.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project does not involve the construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project would not result in a safety hazard for people residing or working near airports or heliports.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project does not involve issues that would result in a safety hazard for people residing or working in the vicinity of a private airstrip.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN:

The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the proposed project because it does not include ordinance amendments that may affect it. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

The Oil Spill Contingency Element will not be interfered with because the project does not include ordinance amendments that could affect it.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

The Dam Evacuation Plan will not be interfered with because the project will not expose additional people or structure to a dam inundation zone or result in conditions that may limit the ability of the County Office of Emergency Services to implement a dam evacuation plan.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project would reduce the risk of loss, injury or death involving wildland fires. As such, no adverse impacts would occur.

- i) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal



waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

**VIII. HYDROLOGY AND WATER QUALITY** -- Would the project:

a) Violate any waste discharge requirements?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The proposed project may result in construction within wetlands and wetland buffers. Such construction activities have the potential to discharge wastes into local waterways and could potentially violate waste discharge requirements. Most of these activities would be required to obtain permits from the Army Corps of Engineers and California Department of Fish and Game, as well as a Water Quality Certification from the San Diego Regional Water Quality Control Board (SDRWQCB). Conditions on these permits will require that best management practices (BMPs) be implemented to reduce pollutant discharges. Such BMPs commonly include but are necessarily limited to good housekeeping practices, minimizing areas of impacts, use of silt fences, fiber rolls, and gravel bags to filter runoff, stabilization of soils, and use of sand bags and berms to direct flows to minimize erosion. In addition, all project would be subject to the County's Storm Water Ordinance and most would require preparation of a Storm Water Management Plan to specify the construction and post-construction BMPs to be used. These measures will enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). Therefore, the proposed project is not anticipated to violate any waste discharge requirements.

b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

## Discussion/Explanation:

The proposed project affects the entire unincorporated portion of San Diego County, which contains and drains to a number of impaired water bodies that are listed on the July 2003 Clean Water Act Section 303(d) list. The pollutant that the proposed project is most likely to generate is sediment as a result of some increased disturbance activities in wetlands and wetland buffers. There are a number of waterbodies in San Diego County that are impaired for sediments or sedimentation. However, the BMPs that the project would implement (discussed under question a above) would reduce potential pollutants in project runoff to the maximum extent practicable so as not to increase the level of these pollutants receiving waters.

This storm water management approach is consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project will not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego, Incorporated Cities of San Diego County, and San Diego Unified Port District includes the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by project category, what Dischargers must do to comply with the Ordinance and to receive permits for projects and activities that are subject to the Ordinance. Collectively, these regulations establish standards for projects to follow which intend to improve water quality from headwaters to the deltas of each watershed in the County. Each project subject to WPO is required to prepare a Storm water Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the Plan. Existing and potential beneficial uses are identified in the Plan for inland surface waters, coastal waters, reservoirs and lakes, and ground water.

The proposed project may slightly increase the possibility of polluted runoff as a result of increased disturbance activities in wetlands and wetland buffers. However, as discussed under Questions a and b above, site design measures and/or source control BMP's and/or treatment control BMP's will be employed to reduce potential pollutants in runoff to the maximum extent practicable, such that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. In addition, the BMPs employed would be consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the proposed project will not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

The proposed project does not involve the use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the proposed project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The proposed project does not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. The proposed project could result in increased disturbance in wetlands and wetland buffers for the purposes of access, however, the County's regulations with regard to floodplains and floodways would remain the same. These regulations do not allow floodway modifications that increase erosion. In addition, projects that disturb wetlands and wetland buffers will implement the site design measures, source control, and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. These measures, outlined in a Storm water Management Plan (SWMP), will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). A SWMP specifies and describes the implementation process of all BMP's that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that SWMPs are implemented as proposed. Due to these factors, it has been found that the proposed project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of project resulting in disturbance, the proposed project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

## Discussion/Explanation:

The proposed project does not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. However, because the proposed project could result in development of access through wetlands and wetland buffers, it may result in some additional development in floodways and floodplains in the County. Due to the nature of these developments, they are not anticipated to consist of structures that would result in flooding. Nevertheless, the County's RPO regulations with regard to floodplains and floodways would remain the same and would continue to require that any modifications in these areas not result in flooding.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

## Discussion/Explanation:

The proposed project is not expected to result in the creation or contribution of runoff water beyond what would occur without the proposed project. Therefore, it would not contribute to exceedences in the capacity of existing or planned storm water drainage systems.

- h) Provide substantial additional sources of polluted runoff?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

The project does not propose any known additional sources of polluted runoff. In addition, the project does not propose new storm water drainage facilities. Refer to VIII Hydrology and Water Quality Questions a, b, c, for further information.

- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|---|---|

☐ Potentially Significant Unless Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

The proposed project does not involve the location of housing or the flood hazard areas.

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ Potentially Significant Impact

☒ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

Because the proposed project could result in development of access through wetlands and wetland buffers, it may result in the development of some roads within 100-year flood hazard areas. Due to the nature of these developments, they are not anticipated to consist of structures that would result in substantial impediments to redirection of flood flows. Nevertheless, the County's current regulations with regard to floodplains and floodways would remain the same and would continue to require that any modifications in these areas not result in flooding.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

☐ Potentially Significant Impact

☒ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

The proposed project does not include ordinance amendments related to levees or dams, nor would it increase the likelihood of a failure to a levee or dam or result increased exposure of people or structures in levee or dam flood zones beyond that discussed in response to Question J above and what would occur without the proposed project.

- l) Inundation by seiche, tsunami, or mudflow?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

i. SEICHE

The proposed project does not include ordinance amendments that would increase the placement of people or structures along the shoreline of a lake or reservoir that could be inundated by a seiche.

ii. TSUNAMI

The proposed project does not include ordinance amendments that would increase the placement of people or structures near the coast.

iii. MUDFLOW

Mudflow is type of landslide. The proposed project does not include ordinance amendments that would increase the placement of people or structures within a landslide susceptibility zone or areas otherwise susceptible to mudflows.

**IX. LAND USE AND PLANNING** -- Would the project:

a) Physically divide an established community?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project consists of amendments to ordinances that regulate County projects. These amendments would require some minor additional infrastructure, such as additional access roads. However, the proposed amendments would not result in any new major infrastructure or development that could disrupt or divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project consists of ordinance amendments consistent with the policies of the County's General Plan. Although the proposed project may result in increased

disturbance to wetlands and wetland buffers, the ordinance amendments would not conflict with applicable policies such as those in the General Plan Conservation Element and the Multiple Species Conservation Program Subarea Plan because the amendments require that impacts only be allowed when less disruptive alternatives are not available, and when impacts are minimized and fully mitigated.

**X. MINERAL RESOURCES** -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project would not result in increased potential for development within locations of significant mineral deposits. Therefore, it would not increase potential for the loss of availability of a known mineral resources.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project would not result in increased potential for development within areas identified as locally-important for mineral resource recovery. Therefore, it would not increase potential for the loss of availability of such resources.

**XI. NOISE** -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project would not result in increased sources of substantial noise, nor would it increase the placement of people of structures in areas that are impacted by



noise. Therefore, the project would not expose people to or generate any noise levels that exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                            | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant Impact with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The project does not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels.

1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project would not result in an increase in the development or use of noise-generating equipment or other significant noise sources. Therefore, the proposed project would not result in a substantial permanent increase in existing ambient noise levels at any location.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project would not result in an increase in the development or use of noise-generating equipment or other significant noise sources. Therefore, the proposed project would not result in a substantial permanent increase in existing ambient noise levels at any location.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project consists of ordinance amendments that would apply to development projects located throughout the unincorporated area of the County, including areas located within airport land use plans or within 2 miles of airports. However, the proposed amendments would not increase the number of people residing or working in these area and therefore would not increase exposure of people to airport related noise.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project consists of ordinance amendments that would apply to development projects located throughout the unincorporated area of the County, including areas located within 2 miles of airports. However, the proposed amendments would not increase the number of people residing or working in these area and therefore would not increase exposure of people to airport related noise.

**XII. POPULATION AND HOUSING** -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

The proposed project consists of ordinance amendments for new project. Development that may occur as a result of the proposed amendments would primarily be minor roads for secondary access. However, this level of access is already required by the County's Fire Code and therefore, a substantial amount of additional development is not anticipated nor would it displace existing housing.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

The proposed ordinance amendments will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

**XIII. PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless  
Mitigation Incorporated

☒ No Impact

## Discussion/Explanation:

The project would not contribute to the demand for construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment from new or significantly altered services or facilities to be constructed.

**XIV. RECREATION**

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless  
Mitigation Incorporated

☒ No Impact

## Discussion/Explanation:

The project does not propose any residential use, included but not limited to a residential subdivision, mobilehome park, or construction for a single-family residence that may

increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

**XV. TRANSPORTATION/TRAFFIC** -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The project does not propose any additional ADTs; therefore, the proposed project will have no impact on the existing traffic load and capacity of the street system.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

The project does not propose any additional ADTs; therefore, the proposed project will have no direct or cumulative impact on the level of service standard established by the County congestion management agency for designated roads or highways.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

The proposed project would not result in structures that would alter air traffic patterns or increase the volume of air traffic. Therefore, the project will not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

The proposed project will not alter traffic patterns, roadway design, or place incompatible uses (e.g., farm equipment) on existing roadways. Any roads constructed in response to the proposed ordinance amendments will be subject to County roadway design standard and Department of Public Works review and approval.

- e) Result in inadequate emergency access?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

The proposed ordinance changes will not result in projects having inadequate emergency access

- f) Result in inadequate parking capacity?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

No parking is required or proposed for the proposed project. The proposed project consists of ordinance amendments unrelated to parking or parking demand generating uses. Thus, the proposed project will not result in an insufficient parking capacity.

**XVI. UTILITIES AND SERVICE SYSTEMS** -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

The project does not involve any uses that will discharge any wastewater to sanitary sewer or on-site wastewater systems (septic). Therefore, the project will not exceed any wastewater treatment requirements.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The proposed project will allow for access through wetlands when other alternatives are not feasible and impacts are minimized and mitigated. Access roads are typically paved with impervious materials that increase runoff from the site and may require new or expanded storm water drainage facilities. However, the construction of new access roads is subject to the County's Storm Water Ordinance which requires the preparation of a Storm Water Management Plan or Minor Storm Water Management Plan to address water quality and drainage issues. Any drainage improvements required for the access roads will be specified in the Storm Water Management Plan and reviewed as part of the project. Associated significant environmental effects will be avoided or minimized through this review as part of project specific analysis. Therefore, the associated environmental impact is considered less than significant.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project does not involve or require water services from a water district. The project is for ordinance amendments that are not related to water service for any purpose.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The proposed project for ordinance amendments related to project design and will not produce any wastewater; therefore, the project will not interfere with any wastewater treatment providers service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|---|---|



☐ Potentially Significant Unless Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

The project is for ordinance amendments related to project design and will not generate any solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

The project is for ordinance amendments related to project design and will not generate any solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County. Therefore, compliance with any Federal, State, or local statutes or regulation related to solid waste is not applicable to this project.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE:**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐ Potentially Significant Impact

☒ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. There

is no substantial evidence that there are biological or cultural resources that are affected or associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there is no substantial evidence that there are adverse effects on human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

## XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to [www.leginfo.ca.gov](http://www.leginfo.ca.gov). For County regulation refer to [www.amlegal.com](http://www.amlegal.com). All other references are available upon request.

### AESTHETICS

California Street and Highways Code [California Street and Highways Code, Section 260-283.  
(<http://www.leginfo.ca.gov/>)

California Scenic Highway Program, California Streets and Highways Code, Section 260-283.  
(<http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>)

County of San Diego, Department of Planning and Land Use. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910.  
([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, Board Policy I-73: Hillside Development Policy. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, Board Policy I-104: Policy and Procedures for Preparation of Community Design Guidelines, Section 396.10 of the County Administrative Code and Section 5750 et seq. of the County Zoning Ordinance. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, General Plan, Scenic Highway Element VI and Scenic Highway Program. ([ceres.ca.gov](http://ceres.ca.gov))

County of San Diego Light Pollution Code, Title 5, Division 9 (Sections 59.101-59.115 of the County Code of Regulatory Ordinances) as added by Ordinance No 6900, effective January 18, 1985, and amended July 17, 1986 by Ordinance No. 7155. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego Wireless Communications Ordinance [San Diego County Code of Regulatory Ordinances. ([www.amlegal.com](http://www.amlegal.com))

Design Review Guidelines for the Communities of San Diego County. (Alpine, Bonsall, Fallbrook, Julian, Lakeside, Ramona, Spring Valley, Sweetwater, Valley Center).

Federal Communications Commission, Telecommunications Act of 1996 [Telecommunications Act of 1996, Pub. LA. No. 104-104, 110 Stat. 56 (1996).  
(<http://www.fcc.gov/Reports/tcom1996.txt>)

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(<http://www.dark-skies.org/ile-gd-e.htm>)

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Rensselaer Polytechnic Institute, Lighting Research Center, National Lighting Product Information Program (NLPPI), Lighting Answers, Volume 7, Issue 2, March 2003.  
([www.lrc.rpi.edu](http://www.lrc.rpi.edu))

US Census Bureau, Census 2000, Urbanized Area Outline Map, San Diego, CA.  
(<http://www.census.gov/geo/www/maps/ua2kmaps.htm>)

US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System.  
([www.blm.gov](http://www.blm.gov))

US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.

US Department of Transportation, National Highway System Act of 1995 [Title III, Section 304. Design Criteria for the National Highway System.  
(<http://www.fhwa.dot.gov/legregs/nhsdatoc.html>)

### AGRICULTURE RESOURCES

California Department of Conservation, Farmland Mapping and Monitoring Program, "A Guide to the Farmland Mapping and Monitoring Program," November 1994.  
([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Department of Conservation, Office of Land Conversion, "California Agricultural Land Evaluation and Site Assessment Model Instruction Manual," 1997.  
([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Farmland Conservancy Program, 1996.  
([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Land Conservation (Williamson) Act, 1965.  
([www.ceres.ca.gov](http://www.ceres.ca.gov), [www.consrv.ca.gov](http://www.consrv.ca.gov))

California Right to Farm Act, as amended 1996.  
([www.qp.gov.bc.ca](http://www.qp.gov.bc.ca))

County of San Diego Agricultural Enterprises and Consumer Information Ordinance, 1994, Title 6, Division 3, Ch. 4. Sections 63.401-63.408. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego, Department of Agriculture, Weights and Measures, "2002 Crop Statistics and Annual Report," 2002. ([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov))

United States Department of Agriculture, Natural Resource Conservation Service LESA System.  
([www.nrcs.usda.gov](http://www.nrcs.usda.gov), [www.swcs.org](http://www.swcs.org)).

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973. ([soils.usda.gov](http://soils.usda.gov))

### AIR QUALITY

CEQA Air Quality Analysis Guidance Handbook, South Coast Air Quality Management District, Revised November 1993. ([www.aqmd.gov](http://www.aqmd.gov))

County of San Diego Air Pollution Control District's Rules and Regulations, updated August 2003. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

Federal Clean Air Act US Code; Title 42; Chapter 85 Subchapter 1. ([www4.law.cornell.edu](http://www4.law.cornell.edu))

**BIOLOGY**

California Department of Fish and Game (CDFG). Southern California Coastal Sage Scrub Natural Community Conservation Planning Process Guidelines. CDFG and California Resources Agency, Sacramento, California. 1993. ([www.dfg.ca.gov](http://www.dfg.ca.gov))

County of San Diego, An Ordinance Amending the San Diego County Code to Establish a Process for Issuance of the Coastal Sage Scrub Habitat Loss Permits and Declaring the Urgency Thereof to Take Effect Immediately, Ordinance No. 8365. 1994, Title 8, Div 6, Ch. 1. Sections 86.101-86.105, 87.202.2. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego, Biological Mitigation Ordinance, Ord. Nos. 8845, 9246, 1998 (new series). ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, Implementing Agreement by and between United States Fish and Wildlife Service, California Department of Fish and Game and County of San Diego. County of San Diego, Multiple Species Conservation Program, 1998.

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Holland, R.R. Preliminary Descriptions of the Terrestrial Natural Communities of California. State of California, Resources Agency, Department of Fish and Game, Sacramento, California, 1986.

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Stanislaus Audubon Society, Inc. v County of Stanislaus (5<sup>th</sup> Dist. 1995) 33 Cal.App.4<sup>th</sup> 144, 155-159 [39 Cal. Rptr.2d 54]. ([www.ceres.ca.gov](http://www.ceres.ca.gov))

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U.S. Fish and Wildlife Service and National Marine Fisheries Service. Habitat Conservation Planning Handbook. Department of Interior, Washington, D.C. 1996. ([endangered.fws.gov](http://endangered.fws.gov))

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